

**7/19/10 - Monday, July 19, 2010**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of July 19, 2010**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Larson, Hibbard, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

**1. CONDITIONAL USE PERMIT (CZ-1012) “ Ground Sign, 5252 Highway 93**

Mr. Tufte presented a request to allow a ground sign to exceed 200 square feet in area. The location is at Ken Vance Motors, 5252 Highway 93. The extra square footage is for a decorative element on top of the existing sign and is approximately 42 sq. ft. This addition would make the sign 232 sq. ft. when only 200 sq. ft. is allowed.

Mr. Duax had several questions. Mr. Tufte stated decorative elements are included in sign square footage because decorative elements could be lighted. If the structure cabinet was open with no backing, it would not count towards sign square footage. Two ground signs are allowed if there are two new car franchises on site. The applicant must prove to the City that they have the second franchise in order to retain the second sign.

Mr. FitzGerald arrived at the meeting.

Applicant, Jason Vance with Ken Vance Motors, stated they will have the second franchise by December.

Mr. Kayser motioned to approve the conditional use permit subject to conditions listed in the City staff report, but eliminating Condition #2. Mr. Klinkhammer seconded and the motion carried.

**2. FINAL CONDO PLAT (P-1-08 AMD.) “ Princeton Crossing, Phase 5**

Mr. Tufte presented a request to approve the final condo plat for Phase 5, Princeton Crossing Condominiums. The location is west of Black Avenue and Providence Court. This phase would have two 4-plexes. The plat is consistent with the approved development plan. A private drive extending to the north is required with this phase. A new water main loop is also required.

Mr. Genskow stated the area drainage pond and site grading will be sufficient to accommodate the runoff from the development.

No one spoke in opposition of the proposed plat.

Mr. FitzGerald motioned to recommend approval the final condo plat subject to conditions listed in the City staff report. Mr. Kayser seconded and the motion carried.

**3. FINAL PLAT (P-4-10) “ Western LaSalle Subdivision**

Mr. Tufte presented a request to approve the final plat for Western LaSalle Subdivision. The location is on the north side of LaSalle Street and west of N. Hastings Way. The plat creates 9 lots for single family homes. Three flag lots are proposed and require special setbacks to make them buildable. The final plat must show the 50 foot setback from Hastings Way right-of-way.

No one spoke in opposition of the proposed plat.

Mr. FitzGerald motioned to recommend approval the final plat subject to conditions listed in the City staff report. Mr. Kayser seconded and the motion carried.

**4. ACCEPTANCE OF LAND “ Tax Deed Properties**

Mr. Genskow presented a City request to accept two properties from Eau Claire County for delinquent taxes. The locations are 435 Forest Street and vacant land near Vine Street, west of Vine Court. The Forest Street lot would allow for future parking if needed. The other lot could be used to construct a drainage pond. There is no access to this parcel and the land is low.

Commissioners discussed the land value of the lot-locked parcel and if it would be worth acquiring the land. Mr. Genskow stated it would be good for stormwater drainage purposes.

Mr. FitzGerald motioned to recommend approval of accepting the lot near Vine Street/Court. Mr. Kayser seconded and the motion carried.

Commissioners discussed the Forest Street lot and whether it would be worth acquiring.

Mr. FitzGerald motioned to recommend approval of accepting the 435 Forest Street lot. Mr. Kayser seconded. Mr. Seymour, Mr. Klinkhammer, Mr. Larson and Mr. FitzGerald voted in favor; while Mr. Hibbard, Mr. Kaiser, Mr. Pearson, Mr. Kayser and Mr. Duax voted nay. The motion failed for lack of support.

## **5. SITE PLAN (SP-1024) “ Chippewa Valley Regional Airport, Terminal Addition**

Mr. Tuft presented a request to approve the site plan for a 5,000 sq. ft. addition to the terminal building. The project also contains a new boarding bridge. Required parking has been provided in an earlier phase of construction. Project construction is slated for August 2010.

Applicant, Airport Manager Charity Speich, stated they would look at the proper landscape orientation on site and the addition is for the baggage carousel.

Mr. FitzGerald motioned to approve the site plan subject to the sign noted on the building obtaining a sign permit. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted no.

## **6. DISCUSSION/DIRECTION**

### **A. Timelines/Expiration Dates for Development Approvals**

Mr. Tuft stated staff conducted research on what the City of Eau Claire and other cities require for various development time limit approvals. Several examples were presented and a new example code was given for one-year site plan approvals.

Commissioners discussed existing codes and time limits, along with a future ordinance for site plans.

Staff will create a draft ordinance for Plan Commission review and public input.

### **B. Code Compliance Items**

Mr. Pearson addressed how our zoning codes need to keep up with the times. He cited an example in Virginia where they allow portable assisted living units on residential lots.

### **C. Future Agenda Items**

Mr. Duax stated we should look at updating our sign code for dealerships and discussed creating a monument sign district.

## **7. MINUTES**

The minutes of the meeting of July 6, 2010, were approved.

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Joe Seymour, Secretary